



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 07-25-28-2846-0001-0530



Owner Information

Owner Name SALINAS RODOLFO
 SALINAS KATHERINE

Mailing Address 1243 GOLDEN CANNA LN
 CELEBRATION, FL 34747

Physical Address 1243 GOLDEN CANNA LN, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 07/11/2020, which are subject to change prior to certification

Land	\$58,000
AG Benefit	\$0
Extra Features	\$1,000
Buildings	\$349,500
Appraised(just)	\$408,500
Assessed(estimated)	\$317,232
Exemption(estimated)	\$50,000
Taxable(estimated)	\$267,232

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/02/2019

Land	\$58,000
AG Benefit	\$0
Extra Features	\$800
Buildings	\$336,700
Appraised(just)	\$395,500
Assessed*	\$309,714
Exemption	\$50,000
Taxable	\$259,714

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5671-0441	\$499,900	2020-02-06	WD
1	5198-2324	\$435,000	2017-08-17	WD
2	4489-2604	\$415,000	2013-08-14	WD
3	2409-1508	\$298,600	2003-12-15	WD
4	2289-1304	\$2,703,800	2003-07-02	SW
5	2289-1307	\$100	2003-07-02	QC
6	2256-0126	\$100	2003-05-16	QC
7	2024-1268	\$0	2001-11-08	QC
8	2024-1270	\$0	2001-11-08	QC
9	1093-1578	\$49,395,000	1992-09-30	WD

Land Information - Total Acreage: 0.07

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	0.00	LT	\$58,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
BRICK/TILE PAD/PATIO	120	2005	\$444
VINYL FENCE-6 FT HIGH AVERAGE	33	2019	\$570

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	4
Year Built	2003	Bathrooms	2
Value	\$349,500	Fixtures	
Actual Area	2866	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2283	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2003	921
BASE AREA	BAS	2003	1362
OPEN PORCH FINISHED	OPF	2003	186
GARAGE FINISHED	GRF	2003	397

Legal Description

Legal Description	CELEBRATION EAST VILLAGE UNIT 4 PB 15 PGS 1-28 19-25-28 LOT 53
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Building 1 Property Photo



Building 1 Sketch

